



City of Carmel

**WEDNESDAY, MAY 5, 2010
CARMEL PLAN COMMISSION
SUBDIVISION COMMITTEE MINUTES**

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

Representing the Committee:

Brad Grabow, Chairperson; Heather Irizarry; Nick Kestner,

Committee Members Absent:

Madeleine Torres, Judy Hagan

Representing the Department:

Mike Hollibaugh; Angie Conn; Alexia Donahue Wold; Candy Martin, Recording Secretary

Of Counsel:

John Molitor

The Subdivision Committee considered the following items:

1. Docket No. 10010008 DP/ADLS: Meridian Pointe

The applicant seeks site plan and design approval for a 174-unit multi-family development. The site is located at 12346 Old Meridian St. It is zoned OM/O – Old Meridian District/Office. Filed by Anthony Birkla of Anderson Birkla Investment Partners, LLC for Carmel Development I, LLC.

Present for the Petitioner:

Tim Hill and Anthony Birkla of Anderson Birkla

Overview:

- Tree preservation
 - Working with Meijer Store and Urban Forestry on pedestrian path at north side of property
 - Urban Forestry suggested to save the large tree in middle of property
 - Petitioner prefers to have tree removed, tree seems to be hollow and not good quality
 - Keeping tree could cause loss of 12-15 parking spaces
 - Petitioner suggested working on the northern boundary to help with connection to the Kite Center
 - Urban Forestry requested to remove dead trees and replace with specimens they choose
 - Requesting to keep as much green space between sidewalk and back of curb

- Landscape Plans
 - Exceeds requirements , quantity and size of plants is approved
 - Need to specify each individual plant rather than list
 - Planting details being worked on with Urban Forestry, plant material to be added
 - Landscape Architect still working on final details, such as: fire pit, grilling station, pavers, etc.
- Revised garage door
 - Updated to flat panel, steel insulated, carriage style doors – allows for more decorative look
- Interim plan for out lot if no development within first 12 months
 - Following lines of building and line of site, as if they were never to build on parcel
 - Carry out the look of the building
- Bike Storage
 - Provided more photos of storage units in packets-shows how bikes lock on racks
 - Key fob access only for residents with bike storage
 - Public will be provide sufficient external bike storage, which meets ordinance standards

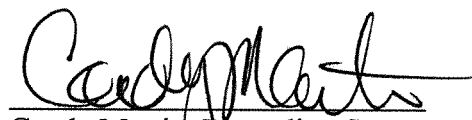
Committee Comments:

- Engineering Concerns
 - On Street parking on Pennsylvania Street
 - Engineering will not allow a right in turn lane AND on street parking on Pennsylvania Street.
 - Petitioner is good with either one, whatever Engineering approves
 - Committee would like to have on street parking on Pennsylvania Street to help with connectivity, easier/convenient parking for visitors, traffic flow (speed) , keep the feel of a neighborhood – especially next to a “warehouse” atmosphere
 - Per DOCS Department Report is recommending to have on street parking on Pennsylvania and to work with Engineering to obtain their approval
- Multipurpose path at north side of property
 - Revised plans include an 8 feet asphalt path with green space between the sidewalk and back of curb to connect Old Meridian to Pennsylvania at north side of property (along Carmel Drive)
 - Ordinance calls for 10 feet path – Petitioner is aware may need to file for a waiver to allow for 8 feet path - feel will help allow for more green space

MOTION: Nick Kestner to approve Docket No. 10010008 DP/ADLS, Meridian Pointe for final approval contingent upon approval on landscape plans with Urban Forestry, on street parking on Pennsylvania Street and final construction plans with Engineering seconded by Heather Irizarry, voted 3-0.

Meeting adjourned: 6:40 pm


Brad Grabow, Chairperson


Candy Martin, Recording Secretary